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counties) and the rise of tenant-farming (p. 83). An exceptional case in which speculators placed tenants on wild lands occurred in two counties (p. 86); this was due to the special conditions in which the newly-arrived German immigrants found themselves.

The quoted passages and footnotes are excellent but there is no bibliography. Few conclusions are drawn or comparisons made with conditions in other colonies. The significance of some of those Maryland practices in foreshadowing features of our present national land system might well have been brought out; as, for example, the custom of granting land free to settlers on backlands and on disputed borders, which reflects our modern homestead law, and the requirement for rectangular surveys in regular order (however disregarded), which suggests our present system of rectangular surveys on public lands.

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The Agrarian Problem in the Sixteenth Century. By R. H. TAWNEY. (New York: Longmans, Green and Company. 1912. Pp. ix, 464. \$3.00.)

Several books on English agrarian history have recently appeared, each endeavoring to restate the old problems from the writer's point of view and usually advancing some new information, not very great in quantity. Mr. Tawney's is one of the best of these. They are not primarily books based upon extensive research like Professor Savine's studies in copyholds or Professor Gay's in enclosures. While so many sources in the archives remain unread, they cannot hope to be final pronouncements upon the topics of which they treat. Useful as popularizations and as summaries, they are sign-posts suggesting the roads which may lead to the still hidden knowledge of English agrarian development. Earliest of them was Mr. Gilbert Slater's studies of eighteenth century enclosures, based upon parliamentary acts and contemporary literature. Soon the Rev. A. H. Johnson published his Ford lectures on the *Disappearance of the Small Landowner*. Last year Mr. E. K. Gonner reviewed in lengthy wise the enclosure literature, adding thereto information from the records of the Privy Council which he had already published in the "English Historical Review."

Mr. Tawney limits his work to the sixteenth century. Inclination

ing somewhat to verbosity, his discussion is none the less thoughtful and his judgment excellent. He adopts the conclusions of his ablest predecessors and is able to add some fresh material in support of his views. The result is a satisfactory and informing survey of the agrarian situation in the sixteenth century so far as we now know about it. The chief defect of the book is the scanty nature of the evidence upon which many of the generalizations are based. Mr. Tawney need not apologize, as he does in his preface, for including statistical tables. Would that they were far more comprehensive than they are!

In the first half of the book the author is concerned to show the prosperity attained by the peasantry at the beginning of the sixteenth century. When he wishes to demonstrate the preponderance of customary tenants over freeholders and leaseholders, he marshals the numbers of each group from one hundred and eighteen manors. So few instances, however, very inadequately represent the thousands of English manors. One large Lancashire manor sharply diverges from the dozen others in the north and vitiates the ratio. The selection by regions is unhappy. From Norfolk and Suffolk come one third of all the manors, while the Midlands are represented by only twenty-two and the west by none whatever. Lastly, the number of persons in a group does not represent its relative importance. Areas held by each group would be more to the point, since freeholders and leaseholders usually held less land than copyholders.

The attempt in Table III to separate customary tenants from copyholders and tenants-at-will is misleading. All belong to the same group and the surveys are careless in interchanging the terms. Some customary tenants did not yet have copies of the record of the court roll, as, indeed, most did not in the days of commutation. The term tenant-at-will, though occasionally applied to a lessee, usually meant a customary tenant (a copyholder if he had a copy). The designation arose from the second half of the phrase by which the copyholder is technically described, *tenens per copiam rotuli curiae ad voluntatem domini*.

One of the most suggestive parts of Mr. Tawney's book is this discussion of the rise of a class of well-to-do copyholders. As a result of thrift and easy conditions of land-transference, many a customary tenant, he thinks, at some time between the thirteenth and sixteenth centuries made additions to his traditional virgate. Whereas there had once been substantial equality of land-holding

among the virgaters, there had come to be marked inequality. Fifty-two surveys of the sixteenth century are tabulated to show the results of such a process. Undoubtedly a change of this sort was in progress and deserves attention—much more than Mr. Tawney was able to give to it. He admits that he can offer no quantitative measurements and he is vague as to what period and what occurrences within the three hundred years are responsible for the tendency. Generalization in these matters without an examination of many court rolls and the conditions attendant upon the Black Death is scarcely safe. Besides this increase in the size of some customary holdings, the fixity of customary rents contributed to the formation of a prosperous peasantry. This is explained and illustrated, but not for the first time. In this connection it could well have been noted that the surveys often estimate the annual value of a customary holding as well as the rent and that the divergence of the two can be accurately determined.

Having argued for the prosperity of the peasantry at the beginning of the century, Mr. Tawney proceeds to inquire why it did not continue. In answer he passes judgment upon current explanations—the increase of enclosures and the uncertainty of some tenures. To the enclosure literature he adds little that is new, unless it be the contention that the tenants initiated a movement, later pushed on by less scrupulous lords. But his evidence here is slight. Enclosure, he continues, in the course of the century increased the size of the demesne farm, but again the cases which he adduces are largely from two counties and are without earlier standards of comparison.

Apropos of the disputed question whether engrossed land was devoted to arable or pasture he compiles the respective amounts of arable, meadow and pasture on the demesne farms of fifty manors. These instances, once more, are too few, too much confined to Norfolk and Wiltshire, too diverse in their indications to admit of the generalizations which the author is inclined to draw. The observation that “the large farmer was by no means always a grazier” is worthy of further development, though Mr. Tawney’s thesis leads him to emphasize the pasture farms.

This thesis that customary holdings were suffering considerably from the enclosures of the lords is far less supported by proof than the argument regarding tenures. The latter is excellently stated. Mr. Tawney follows Professor Savine in correctly esti-

inating the dire significance of copyholds for lives and the uncertainty of fines. He adds sixty to Professor Savine's eighty-two manors. He goes farther and gives a few instances of the considerable increase of fines during the century. Above all, he interprets admirably the relation of this to the economic movements of the century. It was one of the important methods by which the landlords recouped themselves for the loss of income due to the depreciation of the fixed customary rents in the price revolution of the century.

A chapter on the attitude of the state toward the agrarian situation brings to a close this eminently sane and readable book.

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NEW BOOKS

BARTHOLOMEW, J. G. *A school economic atlas*. Revised edition. (Oxford: Clarendon Press. 1912. Pp. 6. 2s.)

BARTLING, K. *Handels- und Verkehrsgeographie*. Two volumes. (Leipzig: List & von Bressensdorf. 1912. Pp. viii, 123; 204. 1.50 m. each.)

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BLAGOWIESTSCHENSKY, G. *Die wirtschaftliche Entwicklung Turkestans*. Rechts- und staatswissenschaftliche Studien, 46. (Berlin: Ebering. 1913. Pp. 197, illus. 6 m.)

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CLAY, J. *Letters of Joseph Clay, merchant of Savannah, 1776-1793, and a list of ships and vessels entered at the port of Savannah, for May 1765, 1766, and 1767*. (Savannah, Ga.: Morning News. 1913. Pp. 259. \$3.50.)

DE CREVECOEUR, J. H. ST. J. *Letters from an American farmer, 1735-1813*. Introduction and notes by BARTON BLAKE. Everyman's library. (New York: Dutton. 1913. Pp. xxiii, 256. 35c.)

Originally printed in London in 1782 and in Philadelphia ten years later, these charming letters have after a lapse of a century been three times reprinted during the last decade. Crèvecoeur